

**Planning Commission
City of Frankfort, Frankfort, Michigan
Draft Minutes
December 7, 2010
Regular Meeting 7:00 pm**

Call to Order 7:00 pm

Roll Call:

Present: Fairchild, Larson, Martin, Miller, Ogilvie, Penne, Storrer

Absent: Bartley, Campbell

Public: pim Dodge, Dan and Mary Link, Katie Condon, Norma Elias, Alma House, Julie Clingman, Don Bondarenko, Mayor Bob Johnson, Josh Mills, Sharron May

Quorum Present

Moment of Reflection for the anniversary of Pearl Harbor Day and the death of City Council member, Pat Haugen

Motion to Approve Minutes of Regular Meeting on 11/9/2010 moved Miller, seconded Fairchild: 7 ayes; motion carried.

Motion to defer approval of minutes for Public Hearing of 11/17/2010 moved Storrer, seconded Miller; all ayes; motion carried.

Recognition that meeting notes of the Zoning Committee Workshop on 11/16/10 have been submitted as public record.

Motion to Approve Agenda moved Miller; seconded Fairchild; all ayes; motion carried.

Public Comments and Correspondence Concerning Items Not on the Agenda:

Norma Elias, 107 Park Ave. does support duplex housing in single-family zoning areas, particularly near the hospital.

Don Bondarenko, 314 Leelanau Ave., referenced his letter and does not understanding the double-pitched roof reference.

Ogilvie: they are all part of a design of a building that would be subject to site plan approval.

Bondarenko: how was the 12/12-pitch maximum determined?

Ogilvie: we took the advice of architects and city planners in order to retain the general characteristics of the city.

Bondarenko indicated multiple examples of houses on Forest Ave. that are 12/12 or greater. I can see where a 6/12 minimum would be okay.

Ogilvie: this was based on public input received over a period of time.

Commissioner Miller, addressing Chair: as a point of order, all Mr. Bondarenko's comments are welcome. I don't think this is the appropriate place to discuss this issue. We are talking about additions to the agenda

Ogilvie: we have reviewed your letter; it has been to our consultants ... I would be happy to share their replies with you when I receive them.

Bondarenko: you said we could discuss anything -

Ogilvie: I did. If you could limit your remarks to two more minutes please

Bondarenko: Item 13 on page 53 " all dwellings will have a minimum of two points of ingress and egress". What does that mean?

Ogilvie: one door that goes in and out and another door that goes in and out

Bondarenko: where does it say "door"?

Ogilvie- it doesn't. It is an opportunity to move into or out of the building

Bondarenko: so you can have two ingress and egress windows and still comply?

Ogilvie: I guess so; we are not in the building code business

Bondarenko: well you attempt to get into the building code business by asserting that.

Ogilvie: under general planning standards and best practices, we are required to indicate that buildings must have opportunities for entrance and exit.

Bondarenko: so we could have a 2 ft. door adjacent to a 2 ft door; no, that wouldn't apply, but ...

Ogilvie: I don't mean to be argumentative, but those are building code standards; we are in the business of planning general structures.

Bondarenko- and it is totally erroneously written here.

Ogilvie: that will be all.

Elias- talking about the slant of the roof, but the steeper the roof, the better it would be for the area.

Ogilvie: there is a particular building standard; it is a general site plan requirement

Bob Johnson: we are looking to the future Most of those homes were build 60-100 years ago, we are looking to the future

Fairchild: my house was built in 1876; I would assume I would be grandfathered in.

Ogilvie; these requirements are for substantial reconstruction. If you happen to have a flat roof, you can continue to have it as long as you want to keep it there.

Reports to the Commission:

Chair Report: Bruce Ogilvie gave a report **on the Status** and the next steps of Draft Zoning Ordinance. A Planned Unit Development section should be completed by tomorrow. The Renewable Energy section will be fully vetted by the public in the near future. Key accomplishments were outlined: adoption of the enforcement document, a basis for renewed economic development, retention of current land uses that define the city; new limitations regarding environment (steep slope ordinance and storm water management), user-friendly guidance for developers and builders, encouraging mixed use and entrepreneurship; simulation and computer technologies. **Ogilvie thanked Pat Storrer** for her meticulous work. **Storrer recognized Ogilvie** for his leadership and inspiration on the project.

Zoning Board of Appeals: Larry Miller reported on the board's unanimous approval for a parking variance for Frankfort Hardware.

Secretary Report: Pat Storrer reported that the meetings notes from the October 7th and 28th and November 16th and all the Subcommittee Meeting Notes are available and have been submitted to the public record.

City Superintendent Report: **Josh Mills** reported that Frankfort Hardware was first use of the Virtual Model. On Monday, December 13th Mills will do a presentation for the Grand Vision Growth and Investment Committee about Frankfort's implementation of the Grand Vision through the Master Plan and Zoning Ordinance process. A site plan and virtual model of the Maples is forthcoming pending Zoning Ordinance approval. Next projects to consider: Asset Based Community Development and Capital Improvement Plan. Water and Sewerage project is completed; the Launch Ramp project has been granted additional grant funds to address soil issues.

Unfinished Business: None

New Business : None

Public Input: Agenda Items Only:

Elias asked **Mills** to wait to start on re-doing Park Avenue until after hospital work is completed.

Mary Link, 140 6th St asked Mills to ensure Public Library has correct and latest version of the Master Plan. Library currently has 11/5/10 version.

Pim Dodge, reported Marsha Smith's (Grand Vision) comment about how lucky the City of Frankfort is to have Josh Mills.

Any Other Business/On-going Business: None

Motion to adjourn moved Fairchild; seconded Penne; all ayes; motion carried

Meeting adjourned at 7:38 p.m.

Next Meeting: Regular Meeting on Tuesday, January 11, 2011, at 7:00 pm.

Commissioner Hand-outs:

Minutes of Regular Meeting of 11/9/2010

Minutes of Public Hearing of 11/17/2010

Minutes of Zoning Committee Workshop 11/16/2010.